

**Jewett White Lead :**

Site location: 2000 Richmond Terrace and 2015 Richmond Terrace
Staten Island, NY
Richmond County
Block 1006, Lots 32
SSID #A218

Task Description:

The United States Environmental Protection Agency (EPA), as part of the cleanup of remedial/removal superfund sites, requires a title search as part of a potentially responsible (PRP) record search for the property identified above.

For this title search, the Title Search Company shall identify and obtain copies of relevant title documents from approved city, county, or state offices, or other recognized sources. The Title Search shall identify the current and past owners of the property identified as a hazardous waste site that falls within the jurisdiction of the EPA. The search shall cover the required number of years to show purchase by John Jewett & Sons which reportedly established their business at the Site property in 1839.

The services to be provided by the title search company shall include but not be limited to:

- Conduct a title search that traces the chain of title for an unknown period of time to establish ownership by John Jewett & Sons;
- Review all relevant title documents. These relevant title documents include deeds, mortgages, deeds of trust, liens, leases, right-of-way easements recorded and any other documents which establish an ownership or possessory interest in the property;
- The title search shall identify all owners, leases, encumbrances, mortgages, lis pendens, foreclosures or transfers affecting the property and provide plain copies of each transaction;
- Provide tax assessor property information, the dollar amount of the current taxes, the dollar amount of any delinquent taxes and the name and address of the party paying the taxes.
- Identify any changes in the property survey occurring over the title search period, i.e. split ups and/or combinations;
- Provide a copy of an available survey, tax map or subdivision filing which clearly identifies and contains the property;
- Analyze title records and develop chain of title, title abstracts, or lessee information summaries;
- Provide a narrative summary of the title history which shall include grantor, grantee, lessee, type and date of each transaction and book and page number in which each transaction has been recorded. Also describe any specific details regarding the grantor, grantee or transfer noted in the deed.

- Prepare a graphic "Title Tree" which shall include grantor, grantee, type and date of each transaction and book and page number in which each transaction has been recorded to aid in representing the chain of title;. When necessary, the Title Tree will illustrate split ups, subdivisions and leasehold interests.
- Provide title reports within the time frame identified in the procurement request order.

Title insurance is not a requirement for this title search.

Deliverables:

The Report:

- a) Summarizes the ownership history of the property, identifying current and past owners.
- b) Contains a chronological list, title tree and/or organizational chart (presented graphically) and photocopies of all relevant recorded documents, including: property legal description, warranty, grant or quitclaim deeds, mortgages or liens, deeds of trust, easements, covenants, leases, trustee's deeds, administrator's and executor's deeds, financing statements, judgements, liens, real estate contracts, subdivision plats and other title instruments pertaining to the Site.
- c) Summarizes research conducted, including document sources searched, information obtained, follow-up actions required, and "dead-end" leads.
- d) Is delivered in accordance with the schedule outlined in the EPA procurement request order.
- e) Provide plain photocopies of relevant current title documents;